

# APPENDIX E - LAND OWNERSHIP AND AVAILABILITY FOR FUTURE GROWTH

## Land Ownership

Kaua'i's population is expected to grow by 31.2% between 2010 and 2035 (see Appendix C). An important part of this General Plan process was to inventory lands that can accommodate future development and to gather information on planned and entitled projects. The purpose of the analysis was to determine whether land use designations needed to change to accommodate anticipated growth, and whether current land use designations support sustainable growth.

*A Land Use Buildout Analysis (2015)* prepared for this General Plan to examine Land supply compared to County growth projections. Data on land ownership patterns and planned and entitled projects was compiled and mapped. The following sections summarize the findings of this study.

### Major Landowners

Land ownership on Kaua'i is highly concentrated. A dozen or so large landowners own much of the island, as shown on the Figures that follow. The State of Hawai'i is the largest landowner, with management of most State lands split between the Departments of Land and Natural Resources, Agriculture, and Hawaiian Homelands. Other major landowners include the Robinson Family (which also owns all of Ni'ihau), Grove Farm Company, and Alexander & Baldwin. Within towns and villages, land ownership is more fragmented.

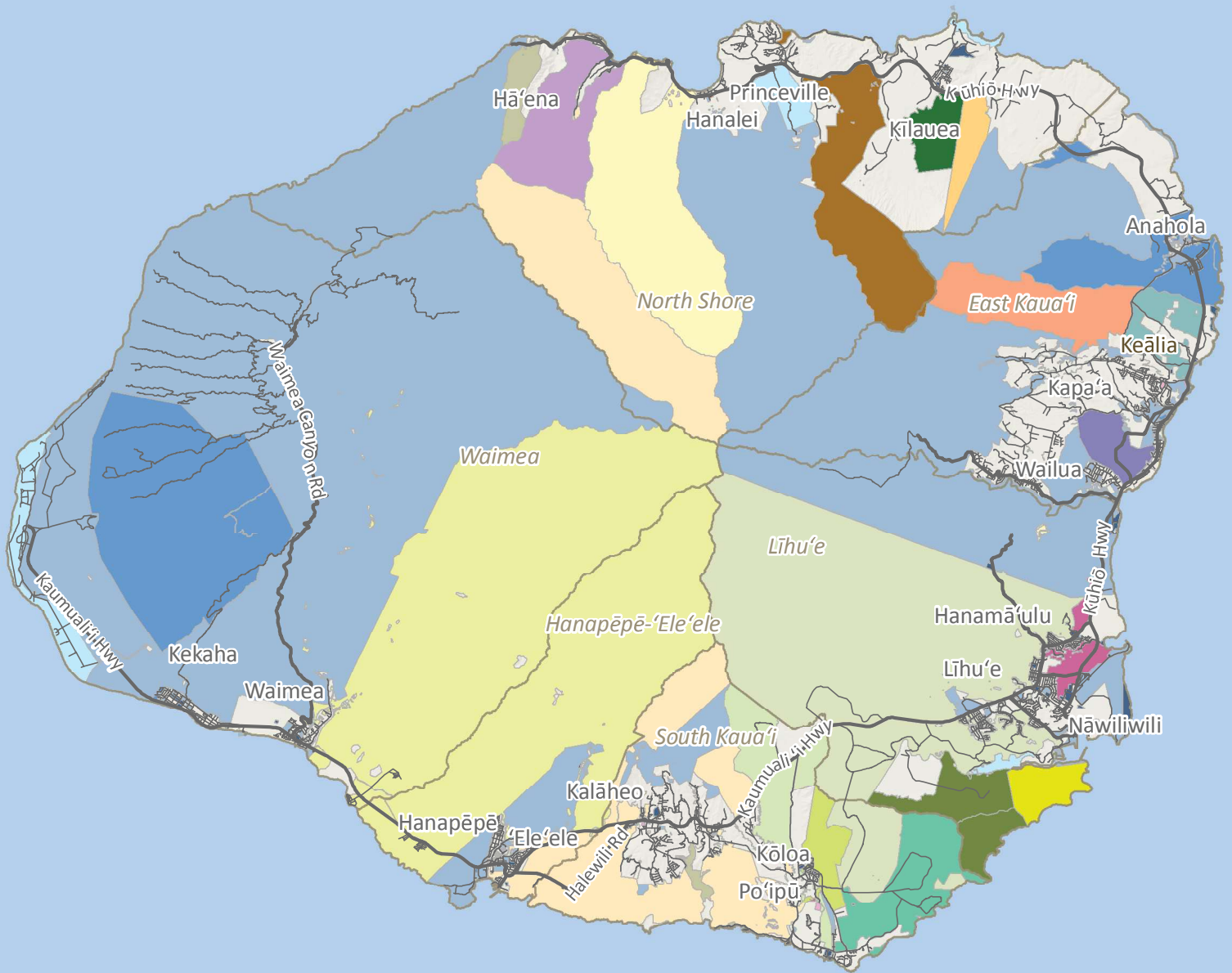
The County included major landowners and developers in the General Plan update process. The purpose of this outreach was to obtain the status of known projects and to identify future plans that may be considered during this General Plan planning horizon.

### State & Federal Landowners

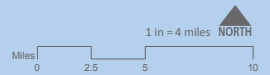
Department of Hawaiian Home Lands  
Pacific Missile Range Facility

### Private Landowners & Developers

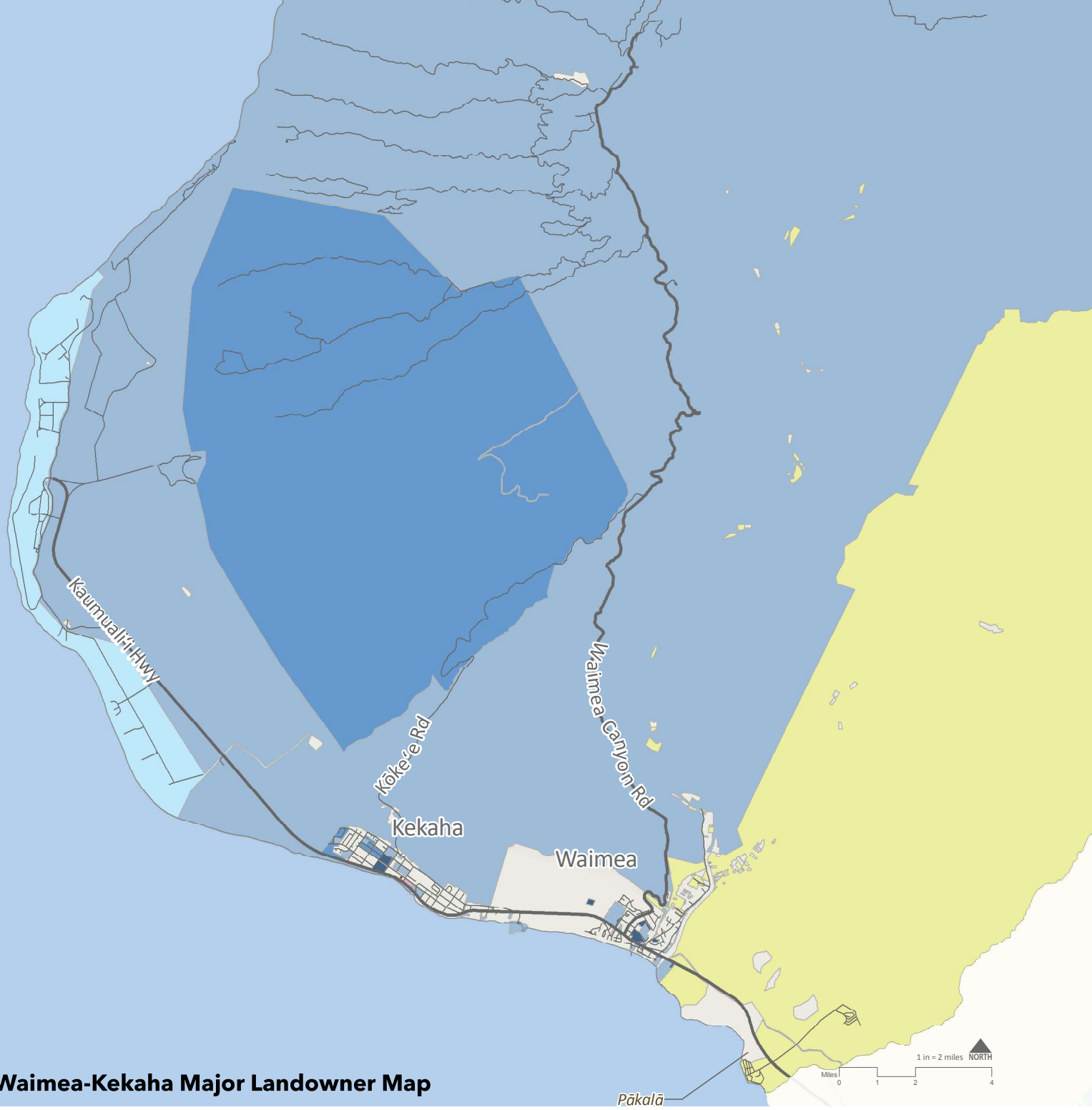
Alexander & Baldwin  
Anaina Hou Land, LLC  
Cornerstone Hawai'i  
Discovery Land Company  
Grove Farm Company  
HG Kaua'i Joint Venture, LLC  
Kikiaola Land Company  
Leland R. Bertsch  
My Kapa'a, LLC  
Princeville Mauka Village, LLC  
Robinson Family  
Thane, Inc.



**Kaua'i Island Major Landowner Map**

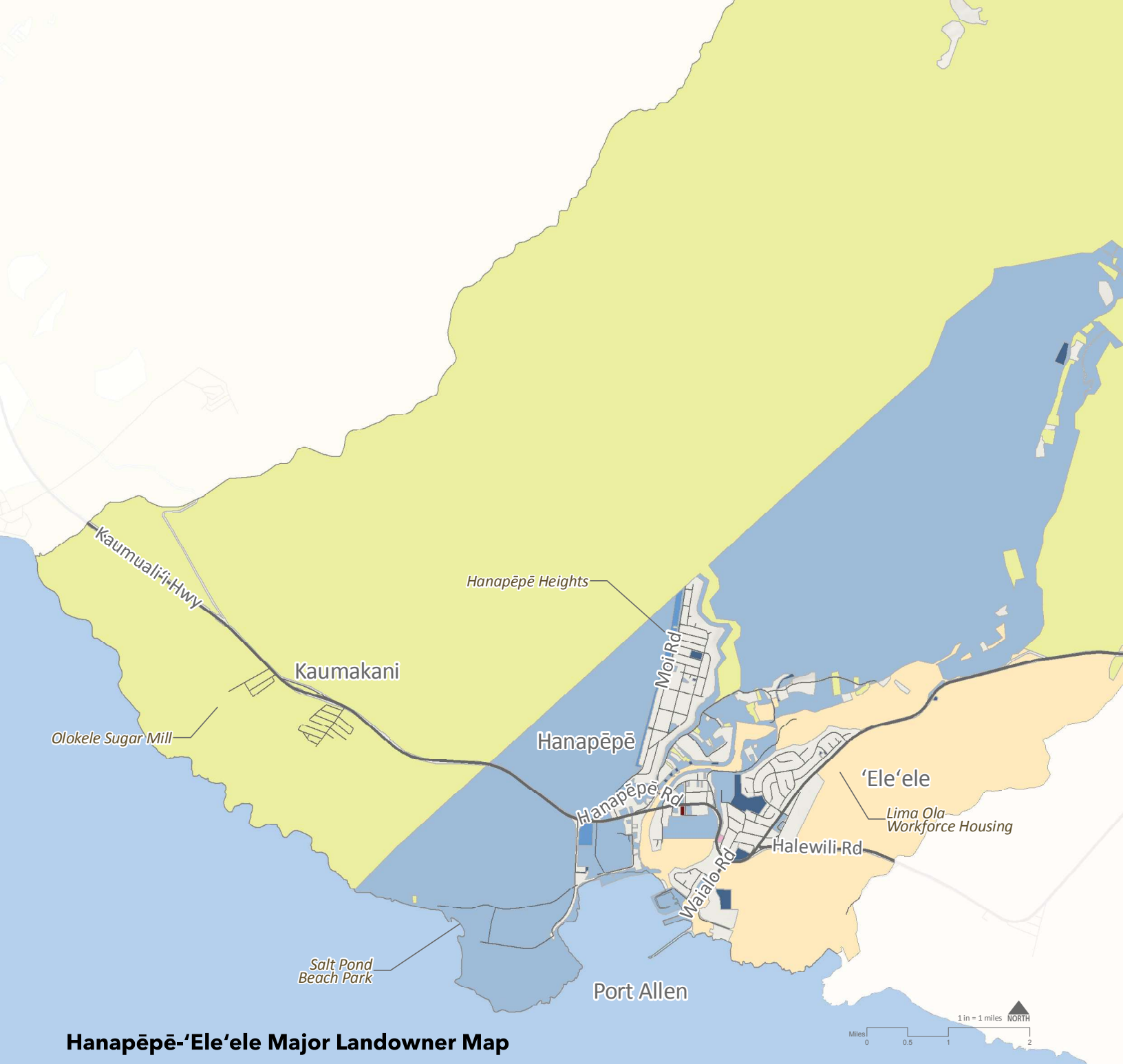


- |                              |                          |
|------------------------------|--------------------------|
| — Major Roads                | ■ E.A. Knudsen Trust     |
| — Roads                      | ■ Govt. County of Kaua'i |
| □ Planning District Boundary | ■ Govt. Federal          |
| □ Alexander & Baldwin        | ■ Govt. State            |
| ■ Bette Midler               | ■ Govt. State DHHL       |
| ■ Canpartners Realty         | ■ Grove Farm             |
| ■ Cornerstone Hawai'i        | ■ HRT Realty, LLC        |
| ■ D.R. Campion               | ■ Halaulani Condominium  |
| ■ Haupu Land Co.             | ■ Robinson B.B.          |
| ■ Hawaii Conf. Foundation    | ■ Robinson Family        |
| ■ Jurassic Kahili Ranch      | ■ Roman Catholic Church  |
| ■ Kamehameha Schools         | ■ Share No. 1            |
| ■ Mahaulepu Farm, LLC        | ■ Visionary, LLC         |
| ■ Nat'l Trop. Bot. Garden    | ■ W.H. Rice              |
| ■ Princeville Dev. LLC       |                          |
| ■ Queen Liliuokalani Trust   |                          |

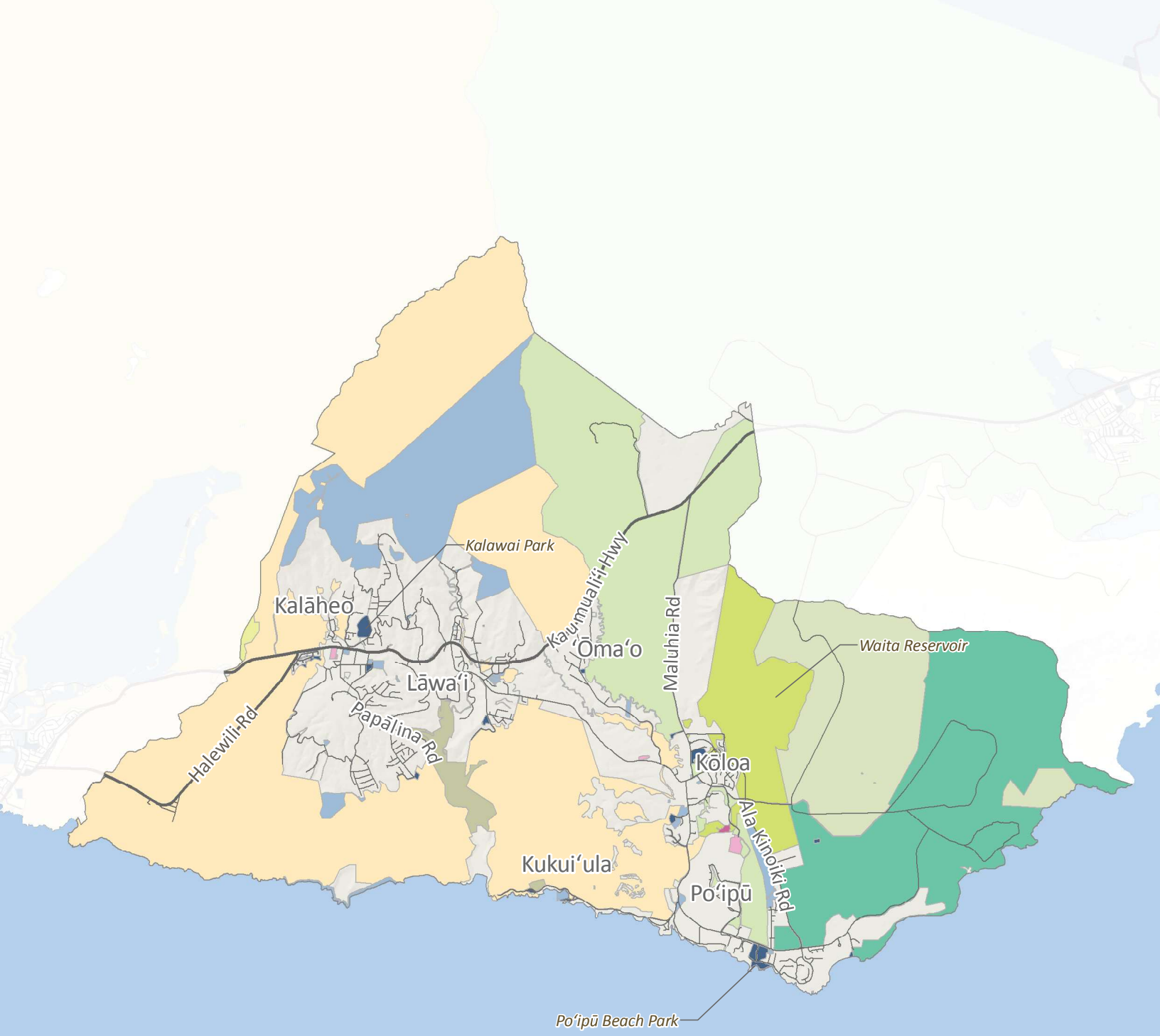


**Waimea-Kekaha Major Landowner Map**

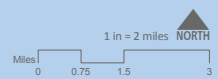
- |  |   |
|--|---|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #1f4e79; border: 1px solid black;"></span> Govt. County of Kaua'i   | <span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black;"></span> Planning District Boundary |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #add8e6; border: 1px solid black;"></span> Govt. Federal            | <span style="display: inline-block; width: 15px; height: 10px; border: 2px solid black;"></span> Major Roads                |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #6495ed; border: 1px solid black;"></span> Govt. State              | <span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black;"></span> Roads                      |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #191970; border: 1px solid black;"></span> Govt. State DHHL         |   |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #800000; border: 1px solid black;"></span> Hawai'i Conf. Foundation |   |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #ffff00; border: 1px solid black;"></span> Robinson Family          |   |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #ffb6c1; border: 1px solid black;"></span> Roman Catholic Church    |   |



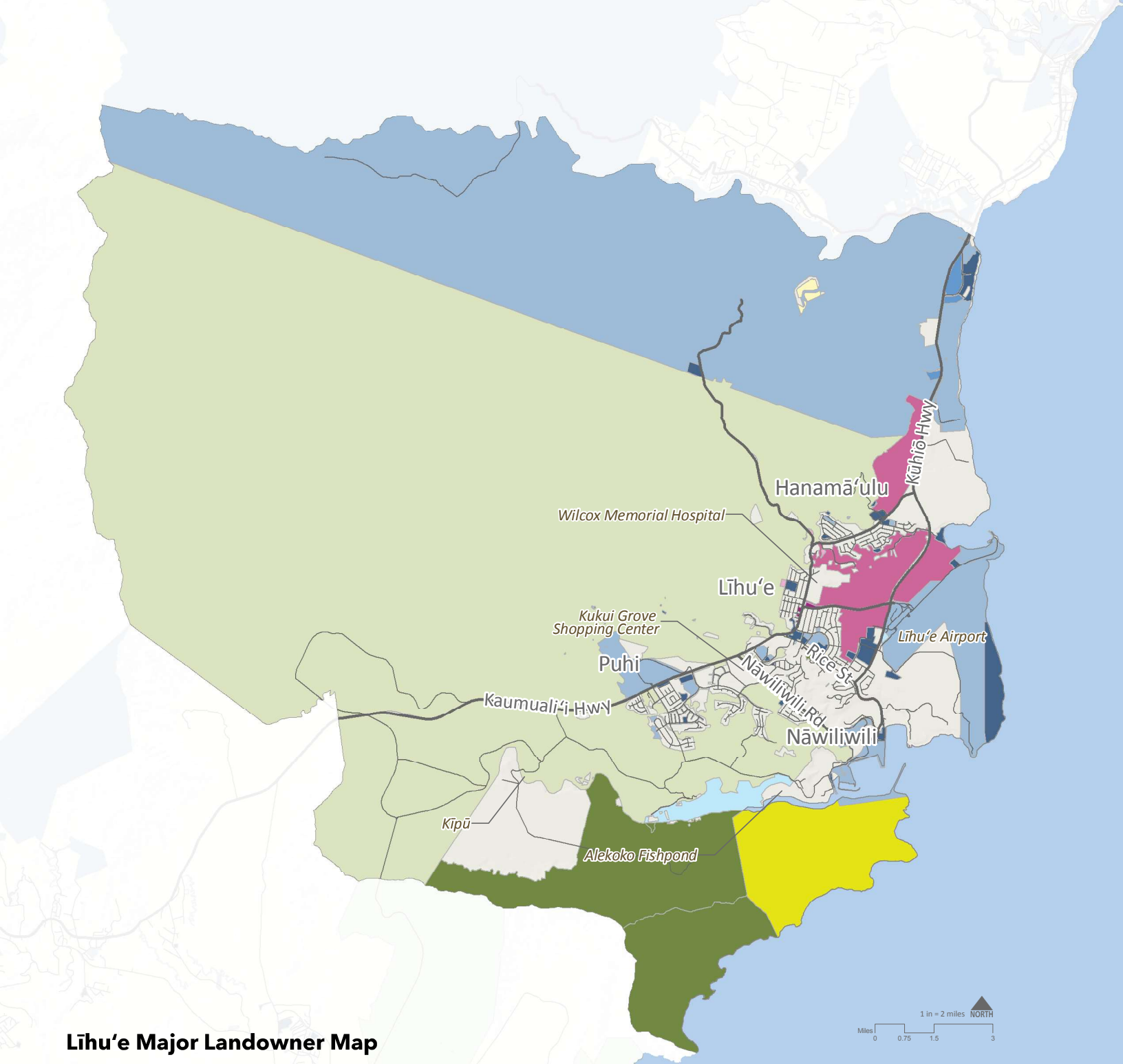
- |                          |                            |
|--------------------------|----------------------------|
| Alexander & Baldwin      | Roman Catholic Church      |
| Govt. County of Kaua'i   | Planning District Boundary |
| Govt. Federal            | Major Roads                |
| Govt. State              | Roads                      |
| Govt. State DHHL         |                            |
| Hawai'i Conf. Foundation |                            |
| Robinson Family          |                            |



**South Kaua'i Major Landowner Map**

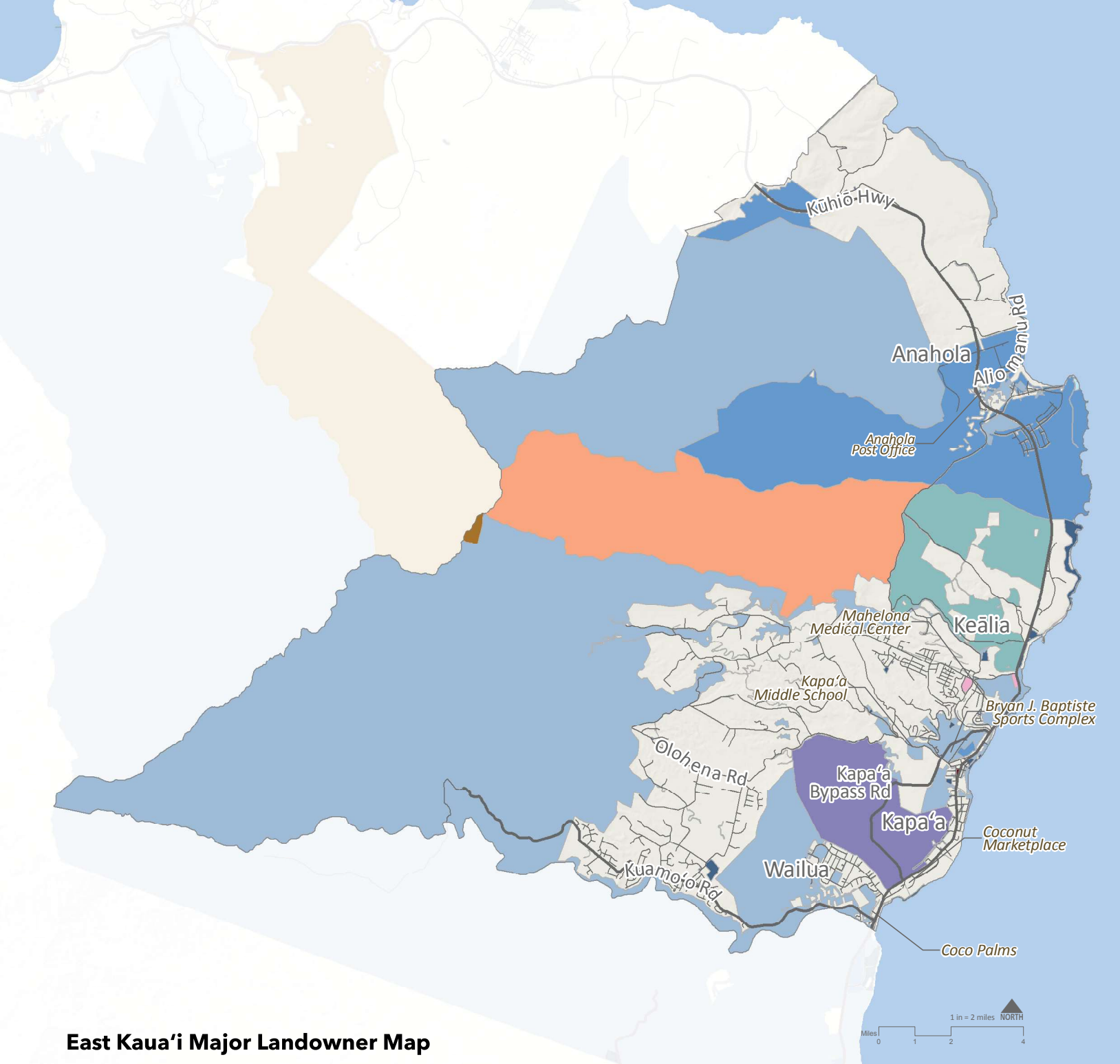


- |                        |                            |       |
|------------------------|----------------------------|-------|
| Alexander & Baldwin    | Mahaulepu Farm, LLC        | Roads |
| E.A. Knudsen Trust     | Nat'l Trop. Bot. Garden    |       |
| Govt. County of Kaua'i | Robinson Family            |       |
| Govt. Federal          | Roman Catholic Church      |       |
| Govt. State            | Visionary, LLC             |       |
| Grove Farm             | Planning District Boundary |       |
| Haupu Land Co.         | Major Roads                |       |



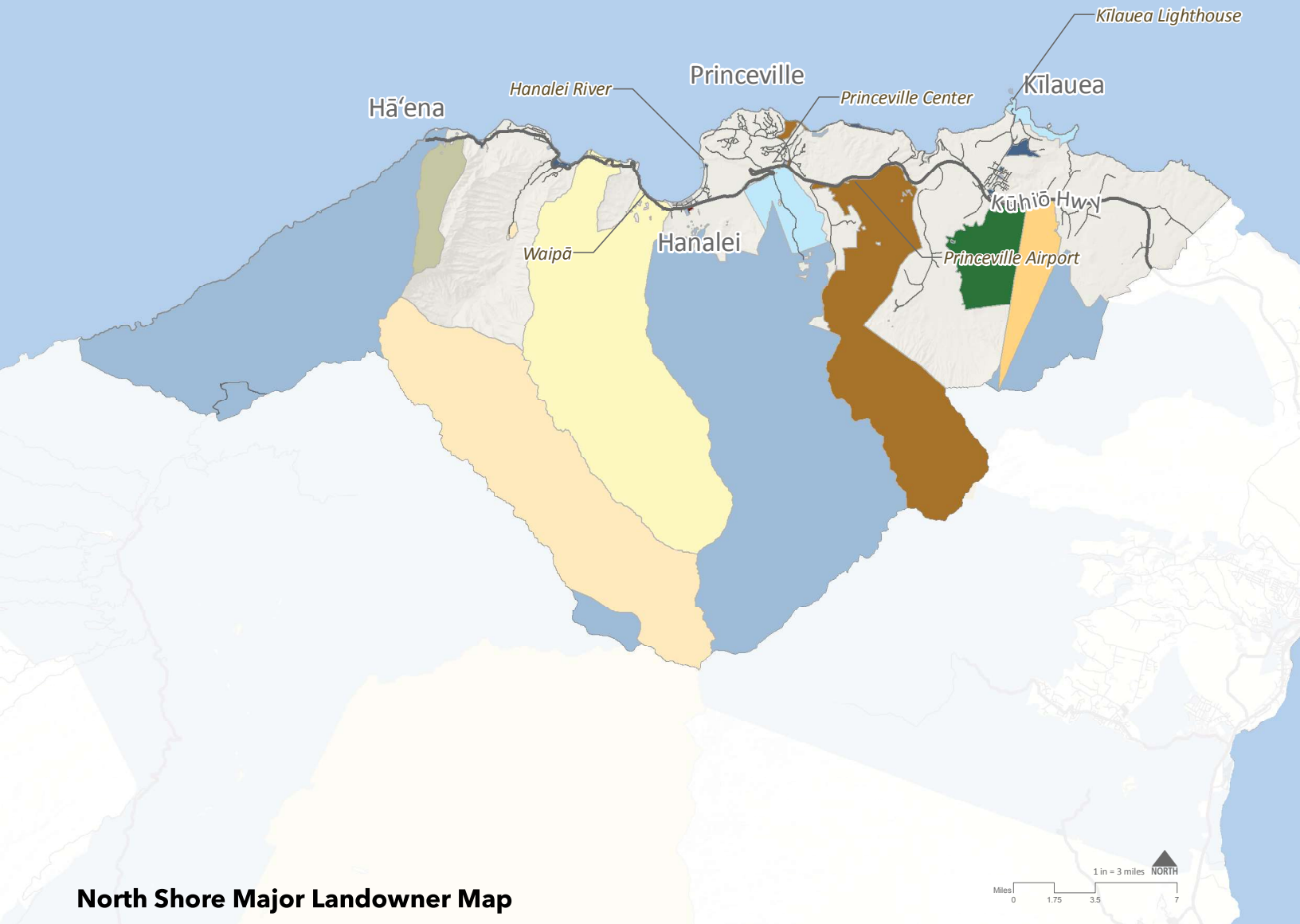
**Līhu'e Major Landowner Map**

- |                        |                            |       |
|------------------------|----------------------------|-------|
| D.R. Campion           | Kamehameha Schools         | Roads |
| Govt. County of Kaua'i | Queen Liliuokalani Trust   |       |
| Govt. Federal          | Roman Catholic Church      |       |
| Govt. State            | Visionary, LLC             |       |
| Govt. State DHHL       | W.H. Rice                  |       |
| Grove Farm             | Planning District Boundary |       |
| HRT Realty, LLC        | Major Roads                |       |



**East Kaua'i Major Landowner Map**

- |   |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: purple; border: 1px solid black;"></span> Bette Midler             | <span style="display: inline-block; width: 15px; height: 10px; background-color: darkred; border: 1px solid black;"></span> Hawai'i Conf. Foundation    |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: green; border: 1px solid black;"></span> Canpartners Realty        | <span style="display: inline-block; width: 15px; height: 10px; background-color: brown; border: 1px solid black;"></span> Princeville Dev., LLC         |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: orange; border: 1px solid black;"></span> Cornerstone Hawai'i      | <span style="display: inline-block; width: 15px; height: 10px; background-color: pink; border: 1px solid black;"></span> Roman Catholic Church Planning |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: darkblue; border: 1px solid black;"></span> Govt. County of Kaua'i | <span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black;"></span> District Boundary                                      |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; border: 1px solid black;"></span> Govt. Federal         | <span style="display: inline-block; width: 15px; height: 10px; border-bottom: 1px solid black;"></span> Major Roads                                     |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: blue; border: 1px solid black;"></span> Govt. State                | <span style="display: inline-block; width: 15px; height: 10px; border-bottom: 1px solid black;"></span> Roads   |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: darkblue; border: 1px solid black;"></span> Govt. State DHHL       |   |



- |                          |                            |       |
|--------------------------|----------------------------|-------|
| Alexander & Baldwin      | Kamehameha Schools         | Roads |
| Govt. County of Kaua'i   | Nat'l Trop. Bot. Garden    |       |
| Govt. Federal            | Princeville Dev., LLC      |       |
| Govt. State              | Robinson Family            |       |
| Halaulani Condominium    | Roman Catholic Church      |       |
| Hawai'i Conf. Foundation | Planning District Boundary |       |
| Jurassic Kahili Ranch    | Major Roads                |       |



## Availability of Lands for Future Growth

### Residential Lands

According to the *Land Use Buildout Analysis (2015) Technical Report*, if all existing and projected residential dwellings were located entirely on Residential-zoned parcels, the supply of existing Residential-zoned parcels cannot accommodate the entire 2035 projected population. As a reminder, the projected population is conservative, as it does not factor in allowable residential uses on existing Agriculture and Open zoned parcels. An analysis of vacant residential-zoned parcels indicates that these lands could come close to accommodating the 2035 population, with possible shortages in the Līhu'e and East Kaua'i Districts. The analysis notes that deficiencies could be made up through higher density mixed use areas in existing town centers, which is the policy adopted by this General Plan.

A key consideration in residential land supply is how to provide residents with housing they can afford and build equity through. The *2015-2020 Consolidated Plan* prepared by the Kaua'i Housing Agency suggests that more residential lands that can support low-income housing could be needed. According to the *Homeless Utilization Report (2014)*, Kaua'i has a homeless population of nearly 400 people. The *2011 Hawai'i Housing Planning Study* (prepared by SMS for the Hawai'i Housing Finance and Development Corporation) suggests that 36% of total households on Kaua'i are at-risk for homelessness as a result of factors that include high housing costs and low wages. The "hidden demand" for housing to serve populations that are already houseless or threatened with homelessness needs to be factored into projections of future housing needs.

Another key indicator of housing needs is overcrowding in existing dwellings. After the burden of cost, the most common housing problem is severely overcrowded conditions (>1.51 people per room), with overcrowding concentrated among extremely-low and very-low income households (based on annually updated HUD income categories). Overcrowding is a result of both housing supply and affordability. Increasing the supply of homes will result in lowering housing costs. At the same time, residents are concerned that new housing supply will simply increase housing options for those off-island and not serve existing in-need households.

Lands that are currently entitled or planned for development can contribute substantially to the island's projected housing needs. According to County Planning Department records, projects that are partially or currently entitled for future development could add nearly 6,000 housing units to the island during the GP Update's planning horizon. These projects are at various stages of approvals, land use re-designations, and construction, and are shown in tables and maps contained in Appendix F.

### Supply of Industrial Lands

Most of the island's industrial lands (81%) are within the Līhu'e District. That district is the location of the planned Ahukini Makai development, which will provide an additional 146 acres (approximately 6.4 million square feet) of industrial lands near Līhu'e airport. A new "Industrial" designation included in the South Kaua'i Community Plan adds another 160 acres around the Old Kōloa Mill site. While this amount of floor space theoretically meets the per capita need for industrial space as outlined in the *Land Use Buildout Analysis (2015)*, it is less clear whether the distribution of industrial lands island-wide and their associated zoning designations can accommodate the desired range of industrial uses.

### Supply of Commercial Lands

The Comprehensive Zoning Ordinance (CZO) defines "'Commercial Use' as the purchase, sale or other transaction involving the handling or disposition of any article, substance or commodity for profit or a livelihood, including in addition, public garages, office buildings, offices of doctors and other professionals, public stables, recreational and amusement enterprises conducted for profit, shops for the sale of personal services, places where commodities or services are sold or are offered for sale, either by direct handling of merchandise or by agreements to furnish them but not including dumps and junk yards." Commercial uses are permitted in the General and Neighborhood Commercial zoning districts (C-G, C-N). Between 2015 and 2035, there is a projected need for another 2,716,416 square feet of commercial space (Table 4-1). Currently planned and entitled projects will contribute, as shown in Appendix F.

Neither the 2000 General Plan nor this General Plan have a Commercial land use designation. Commercial uses are to be mixed with other uses in the Neighborhood Center, General Edge Areas, Urban Center, or Resort designations. Based on

population-ratio methodology, existing commercial zoned lands are adequate to accommodate future population projection. Light industrial can also be accommodated within commercial districts.

**Table 8. Ratio of Commercial Floor Area to Resident Population (2013)**

Planning District	Total Existing Square Feet	% of the County	2010 Pop.	Square Feet Needed by 2035	Increase Required to meet 2035 need
County of Kaua'i	3,203,654	49%	14,683	5,117,817	1,914,163
Līhu'e	838,018	13%	11,696	1,207,660	369,642
South Kaua'i	525,826	8%	6,157	605,849	80,023
Hanapēpē-'Ele'ele	402,239	6%	5,561	474,933	72,694
Waimea-Kekaha	307,751	5%	8,002	343,557	35,806
North Shore	1,244,271	19%	20,992	1,488,360	244,089
East Kaua'i	6,521,759	100%	67,091	9,238,175	2,716,416

**Supply of Resort Lands**

The *Land Use Buildout Analysis (PBR, 2015)* used the Hawai'i Tourism Authority's 2012 Visitor Plant Inventory to analyze resort lands. Kaua'i County had 8,289 transient accommodation units in 2012. This number includes 98 bed and breakfast units on 27 properties. All Planning Districts have Visitor Destination Areas (VDA), except Hanapēpē-'Ele'ele. The Planning District with the largest VDA in terms of acreage is South Kaua'i, followed by North Shore, Līhu'e, Kapa'a-Wailua, and Waimea-Kekaha. In terms of units, South Kaua'i ranks first, however, the order changes with Kapa'a-Wailua second, followed by North Shore, then Līhu'e. The Buildout Analysis suggests that there is more than enough Resort zoned land to accommodate projected visitor growth.

Factoring in planned resort development, which amounts to approximately 4,500 new units (*Visitor Plant Inventory, 2013*), all Planning Districts except the North Shore and Līhu'e are projected to have an excess visitor unit supply. Waimea-Kekaha will have the most excess followed by Kapa'a-Wailua and South Kaua'i. The North Shore has an extensive supply of potential single-family transient vacation rentals within the VDA that could respond to market demand.

**Conclusions**

The major conclusions regarding Kaua'i's land use inventory are:

- More land is needed to accommodate residential growth and generate housing affordable for residents.

- Some growth will be needed in every district. The majority of the growth will be directed to Līhu'e and to existing town centers.
- Resort lands are more than adequate to meet demand.

Commercial and Industrial lands may be adequate in acreage, but distribution may be an issue to explore further.